022.0	0002	0012.B	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	939,300 / 939,300
					USE VALUE:	939,300 / 939,300
					ASSESSED:	939,300 / 939,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		VILLAGE LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KASS JASON
Owner 2:	KASS ELIZABETH A
Owner 3:	
Street 1:	15 VILLAGE LANE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LI CHIH-HAO -
Owner 2:	CHEN HSU-HSIN -
Street 1:	15 VILLAGE LANE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,670 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1929, having primarily Brick Veneer Exterior and 1960 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7670.000	440,800	1,200	497,300	939,300
Total Card	0.176	440,800	1,200	497,300	939,300
Total Parcel	0.176	440,800	1,200	497,300	939,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 479.23 | /Parcel: 479.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 14549
GIS Ref:
GIS Ref:
Insp Date: 04/25/18

!1840!

PREVIOUS ASSESSMENT

Parcel ID: 022.0-0002-0012.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	440,400	1200	7,670.	497,300	938,900	938,900	Year End Roll	12/18/2019
2019	101	FV	348,700	1200	7,670.	643,600	993,500	993,500	Year End Roll	1/3/2019
2018	101	FV	347,000	0	7,670.	409,600	756,600	756,600	Year End Roll	12/20/2017
2017	101	FV	371,600	0	7,670.	374,500	746,100	746,100	Year End Roll	1/3/2017
2016	101	FV	371,600	0	7,670.	304,200	675,800	675,800	Year End	1/4/2016
2015	101	FV	362,600	0	7,670.	304,200	666,800	666,800	Year End Roll	12/11/2014
2014	101	FV	362,600	0	7,670.	277,300	639,900	639,900	Year End Roll	12/16/2013
2013	101	FV	362,600	0	7,670.	263,900	626,500	626,500		12/13/2012

PRINT

Date	Time
12/10/20	17:23:52

LAST REV

Date	Time
01/09/19	07:55:30

mmcmakin

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 1840

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LI CHIH-HAO,	67768-407		8/8/2016		709,500	No	No		
CHEN SEAN,	57225-61		7/29/2011	Change>Sale	530,000	No	No		
SMYTH AGNES M &	49059-533		2/28/2007	Change>Sale	368,000	No	No		
SMYTH AGNES/ETA	29595-284		12/29/1998	Family	100	No	No		F

USER DEFINED

Prior Id # 1:	14549
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/12/2011	1107	Manual	25,000	C				CONVERT PORTION OF

ACTIVITY INFORMATION

Date	Result	By	Name
1/9/2019	Mail Update	MM	Mary M
4/25/2018	Inspected	BS	Barbara S
4/5/2018	MEAS&NOTICE	BS	Barbara S
6/27/2012	Measured	JBS	JOHN S
5/2/2012	Info Fm Prmt	BR	B Rossignol
2/14/2009	Meas/Inspect	372	PATRIOT
12/3/2008	MLS	MM	Mary M
5/22/2007	MLS	HC	Helen Chinal
11/18/1999	Inspected	267	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7670		Sq. Ft.	Site		0	85.	0.76	2			Med. Tr	-10					497,328						497,300	

Total AC/HA: 0.17608 | Total SF/SM: 7670 | Parcel LUC: 101 | One Family | Prime NB Desc: KEL/MANOR | Total: 497,328 | Spl Credit | Total: 497,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	5 - Tile		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth	1	Rating:	Very Good
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.18571424
Const Adj.:	1.03998995
Adj $ / SQ:	154.141
Other Features:	117688
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	638833
Depreciation:	198038
Depreciated Total:	440795

COMMENTS

GAR BEHIND BUSHES RTE 2 RUNS BEHIND HSE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

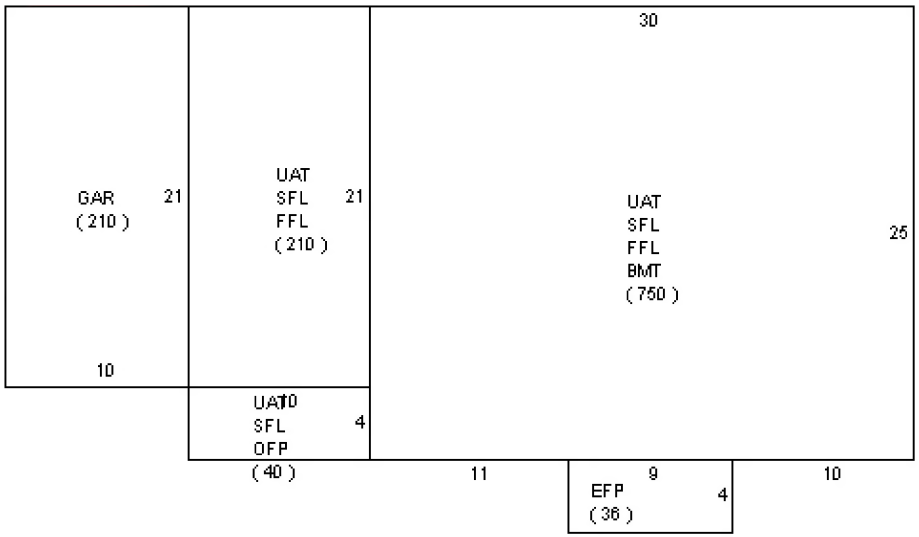
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	205.01
Special Features:	0	Val/Su Net:	135.80
Final Total:	440800	Val/Su SzAd	224.90

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,000	154.140	154,141
FFL	First Floor	960	154.140	147,976
BMT	Basement	750	46.240	34,682
UAT	Upper Attic	250	61.660	15,414
GAR	Garage	210	27.980	5,876
OFP	Open Porch	40	45.760	1,830
EFP	Enclos Porch	36	75.500	2,718
	Net Sketched Area:	3,246	Total:	362,637
Size Ad	1960	Gross Are	3996	FinArea 1960

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 022.0-0002-0012.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	12X34	A	AV	2017	3.17	T	5	101			1,200			1,200

More:	N	Total Yard Items:	1,200	Total Special Featues:		Total:	1,200